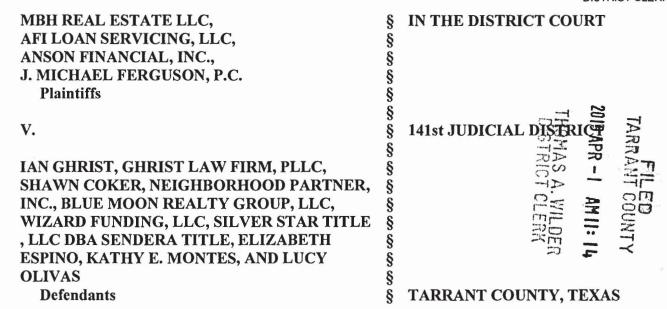
141-295012-17

TARRANT COUNTY 3/26/2019 12:00 AM THOMAS A. WILDER DISTRICT CLERK

Cause No. 141-295012-17



ORDER ON IAN GHRIST'S AND GHRIST LAW FIRM PLLC'S FIRST AMENDED MOTION FOR TRADITIONAL SUMMARY JUDGMENT ON RES JUDICATA AND COLLATERAL ESTOPPEL AND

MOTION TO DISMISS CLAIMS PURSUANT TO CHAPTER 27 OF THE TEXAS CIVIL PRACTICE AND REMEDIES CODE (THE TEXAS CITIZENS PARTICIPATION ACT (TCPA)) FILED 1/17/2019

CAME ON TO BE HEARD, the above-referenced motions. Upon consideration of the pleadings, arguments, evidence, and filings, the Court GRANTS the motions to the extent ordered herein.

IT IS THEREFORE ORDERED that the Plaintiffs' claims against Ian Ghrist and Ghrist Law Firm PLLC for "Fraudulent Record Filing Against Real Property, Conversion, and Conspiracy to Commit Fraud" are DISMISSED WITH PREJUDICE.

IT IS FURTHER ORDERED that the Plaintiffs' "Fraud by Non-Disclosure" and "Fraud by Misrepresentation" against Ian Ghrist and Ghrist Law Firm PLLC are DISMISSED WITH PREJUDICE.



IT IS FURTHER ORDERED that the Plaintiffs' claims entitled "The Ghrist Defendants' Breaches of Fiduciary Duties & Tortious Interference to Anson Financial, Inc. Related to the \$129,000 Yammine Tax Loan" are DISMISSED WITH PREJUDICE.

All claims against Ian Ghrist and Ghrist Law Firm PLLC are DISMISSED WITH PREJUDICE except for the claim in Plaintiff's Fifth Amended Petition and Request for Disclosure entitled "The Ghrist Defendants' Breaches of Fiduciary Duties and Tortious Interference to Anson Financial, Inc. Related to the Alvord 287 Joint Venture."

Ian Ghrist's and Ghrist Law Firm PLLC's requests for attorney's fees, court costs, and Texas Citizens Participation Act (TCPA) sanctions are under advisement.

This judgment is partial and interlocutory in nature and is not final because the claim in Plaintiff's Fifth Amended Petition and Request for Disclosure entitled "The Ghrist Defendants' Breaches of Fiduciary Duties and Tortious Interference to Anson Financial, Inc. Related to the Alvord 287 Joint Venture" remains pending at this time and the Court has taken the amount of attorney's fees, court costs, and Texas Citizens Participation Act (TCPA) sanctions to award under advisement at this time.

SIGNED on this the ____ day of April___, 2019.

Judge Presiding

From: Stacci L. Reynolds

To: "tom@taheraldpc.com"; "mike@jmichaelferguson.com"; "nate@fnalegal.com"; "ian@ghristlaw.com";

"acuesta@deckerjones.com"

Subject: 141-295012-17; Order On Defendant Ghrists" 1st Amended MSJ & Motion To Dismiss

Date: Monday, April 01, 2019 12:30:00 PM

Attachments: <u>14129501217000237.pdf</u>

Please find attached signed order from the court.

Stacci L. Reynolds
141st Associate Court Clerk
Tarrant County District Clerk
100 N. Calhoun ST, 2nd Floor
Fort Worth, TX 76196
817-884-1198
slreynolds@tarrantcounty.com



CAUSE NO. 141-295012-17

MBH REAL ESTATE LLC,	§	IN THE DISTRICT COURT
AFI LOAN SERVICING, LLC,	§	
ANSON FINANCIAL, INC.,	§	
J. MICHAEL FERGUSON, P.C.,	§	
	§	
Plaintiffs	§	
	§	
V.	§	141ST JUDICIAL DISTRICT
	8	
IAN GHRIST, GHRIST LAW FIRM,	§	~
PLLC, SHAWN COKER,	§	
NEIGHBORHOOD PARTNER, INC.,	§	
BLUE MOON REALTY GROUP, LLC,	§	1 20 1
WIZARD FUNDING, LLC,	§	TARRAIT 2019 MAR 21 THOMAS DISTRIC
CATHERINE COKER, SILVER STAR	§	AR R
TITLE LLC DBA SENDERA TITLE,	§	2 H
ELIZABETH ESPINO, KATHY E.	§	
MONTES, LUCY OLIVAS, AND LAW	§	PE R CO
OFFICE OF SALVADOR ESPINO,	§	PM 12: 3 A. WILDER T CLERK
PLLC,	§	₩ 2
	§	~ ₩
Defendants	§	TARRANT COUNTY, TEXAS

$\frac{ORDER\ ON\ PLAINTIFFS'\ TRADITIONAL\ MOTION\ FOR\ PARTIAL\ SUMMARY}{JUDGMENT}$

On this day, the Court considered MBH Real Estate, LLC, AFI Loan Servicing, LLC, Anson Financial, Inc., and J. Michael Ferguson, P.C.'s (collectively, "Plaintiffs") Traditional Motions for Partial Summary Judgment filed February 22, 2019 and February 27, 2019 (collectively, the "Motions") in the above-entitled and numbered cause.

Having considered the Motions, Defendants' responses, Plaintiffs' Sur-Reply, Ian Ghrist and Ghrist Law Firm's Sur-Reply, the pleadings and evidence on file, and the argument of counsel, the Court is of the opinion that the Motions should be **DENIED** as to all Defendants.



IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that Plaintiffs' Traditional Motions for Partial Summary Judgment filed February 22, 2019 and February 27, 2019 are **DENIED** as to all Defendants.

Signed this 21 day of Mand, 2019.

Judge Presiding

670441.1

Yolanda E. Garza

From:

Yolanda E. Garza

Sent:

Thursday, March 21, 2019 4:36 PM

To:

'tom@taheraldpc.com'; 'mike@jmichaelferguson.com'; 'nate@fnalegal.com'; 'ian@ghristlaw.com'; 'ccyrier@hfblaw.com'; 'acuesta@deckerjones.com';

'rolandjohnson@hfblaw.com'; 'sal_fw@yahoo.com'

Subject: Attachments: 141-295012-17 4 separate orders

141-295012-17 Order on plaintiffs no evidence motion for partial summary

judgment.pdf 141-295012-17 Order denying plaintiffs traditional motion for partial summary judgment.pdf; 141-295012-17 Order granting Coker defendants traditional motion for sumary judgment.pdf; 141-295012-17 Order granting Sendera defendants

traditional motion for summary judgment.pdf

RE: 141-295012-17

Please find attached 4 signed orders for the cause number shown above.

Thank you

YOLANDA E. GARZA
141st Lead Clerk
Tarrant County District Clerk
100 N Calhoun St, 2nd Floor
Fort Worth, TX 76196
(817)884-1588
yegarza@tarrantcounty.com

CAUSE NO. 141-295012-17

MBH REAL ESTATE LLC, IN THE DISTRICT COURT AFI LOAN SERVICING, LLC, ANSON FINANCIAL, INC., J. MICHAEL FERGUSON, P.C., **Plaintiffs** 141ST JUDICIAL DISTRICT v. IAN GHRIST, GHRIST LAW FIRM, PLLC, SHAWN COKER, NEIGHBORHOOD PARTNER, INC., BLUE MOON REALTY GROUP, LLC, WIZARD FUNDING, LLC. CATHERINE COKER, SILVER STAR TITLE LLC DBA SENDERA TITLE, ELIZABETH ESPINO, KATHY E. MONTES, LUCY OLIVAS, AND LAW OFFICE OF SALVADOR ESPINO, PLLC,

ORDER ON PLAINTIFFS' NO-EVIDENCE MOTION FOR PARTIAL SUMMARY **JUDGMENT**

On this day, the Court considered MBH Real Estate, LLC, AFI Loan Servicing, LLC, Anson Financial, Inc., and J. Michael Ferguson, P.C.'s (collectively, "Plaintiffs") No-Evidence Motion for Partial Summary Judgment (the "Motion") in the above-entitled and numbered cause.

Having considered the Motion, Defendants' responses, Plaintiffs' Sur-Reply, Ian Ghrist and Ghrist Law Firm's Sur-Reply, the pleadings and evidence on file, and the argument of counsel, the Court is of the opinion that the Motion should be **DENIED**.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that Plaintiffs' No-Evidence Motion for Partial Summary Judgment is **DENIED** as to all Defendants.

1

Signed this 21 day of Mars, 2019.

Defendants

TARRANT COUNTY, TEXAS

Yolanda E. Garza

From:

Yolanda E. Garza

Sent:

Thursday, March 21, 2019 4:36 PM

To:

'tom@taheraldpc.com'; 'mike@jmichaelferguson.com'; 'nate@fnalegal.com'; 'ian@qhristlaw.com'; 'ccyrier@hfblaw.com'; 'acuesta@deckerjones.com';

'rolandjohnson@hfblaw.com'; 'sal_fw@yahoo.com'

Subject:

141-295012-17 4 separate orders

Attachments:

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traditional motion for summary judgment.pdf

RE: 141-295012-17

Please find attached 4 signed orders for the cause number shown above.

Thank you

YOLANDA E. GARZA
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